

ZONING ADMINISTRATOR

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COUNTY OF HUMBOLDT
ZONING ADMINISTRATOR
Planning and Building Department
3015 H St.
Eureka, CA 95501

AGENDA

Thursday, August 18, 2022

10:00 AM

Regular Meeting - Virtual

NOTE: The County of Humboldt Zoning Administrator meeting will be held virtually pursuant to Assembly Bill 361 until further notice. You may access the meeting in two ways:

1. You may access the live stream of the meeting by using the following link:

<https://zoom.us/j/86599462366> Password: 604225

2. Call in via telephone at 346 248-7799, enter meeting ID 865 9946 2366 Password: 604225

PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:

Participate in the public comment period of the meeting in the following two ways:

1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.

2. Via phone call using cellphone or landline: When the Zoning Administrator meeting begins, call in to the conference line. When the Zoning Administrator starts to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>

PUBLIC COMMENT PRIOR TO THE MEETING:

Submit public comments via email to Planningclerk@co.humboldt.ca.us and provide the Project title, Record or Case number and date of the hearing. If you do not have access to email, contact the planning clerk at 707-267-9409. All public comments must be received by Wednesday, August 17, 2022, to be provided to the Zoning Administrator for consideration. After agenda is posted on the Friday prior to the meeting comments can be found at the “Attachments” section of the “Meeting Details” link next to the posted Agenda at: <https://humboldt.legistar.com> and will be included with the administrative record after the fact.

A. CALL TO ORDER

B. DISCUSSION OF REMOTE MEETINGS

- 1. RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS FOR THE PERIOD August 12, 2022, THROUGH September 11, 2022 PURSUANT TO THE RALPH M. BROWN ACT.**

Attachments: ***[ZA Resolution 22-0XX_County of Humboldt_Remote Meetings_AB-361_08.18.22](#)***

C. AGENDA MODIFICATIONS**D. CONSENT CALENDAR****1. The Vista 36, LLC: Special Permit**

Record Number PLN-2019-16032 (filed 12/10/2019)

Assessor's Parcel Numbers (APN) 316-173-032, 316-312-008, 316-312-009, 316-313-003, & 316-313-007

Blue Lake Area

A Special Permit for 18,968 square feet (SF) of mixed light cultivation, 2,060 SF of outdoor cultivation, 2,060 SF of ancillary propagation space, and a 3,520 SF commercial nursery on APNs 316-173-032 and 316-313-007. The project also includes a Minor Deviation to an approved Special Permit, PLN-2019-16038, to include shared water storage on APN 316-313-003, sharing water between these two projects. The total cultivation area will be 21,028 SF. The commercial nursery will be two (2) 1,760 SF stories, totaling 3,520 SF. The applicant hopes to achieve two (2) harvests annually. Water will be sourced from two (2) wells which were determined to be not hydrologically connected and a rooftop rainwater catchment system. Six (6) 5,000 gallon water tanks and two (2) 5,000 rainwater catchment tanks are proposed onsite, and one (1) 500,000 gallon rainwater catchment tank is proposed on an adjacent site, to be shared with PLN-2019-16038, for a total of 540,000 gallons of water storage. There is also one separate 3,000 gallon tank designated for fire suppression. The estimated water needed annually for irrigation is approximately 271,404 gallons (12.0 gal/sf/yr on average for cultivation, and 3.4 gal/sf/yr on average for nursery and propagation). Drying, trimming, and processing will occur onsite within 640 SF of the 2,960 SF residential structure, which is proposed to be converted to processing on the ground floor and employee housing on the second floor. Operations will utilize up to two (2) full-time employees and up to four (4) additional seasonal employees, totaling six (6) employees. Portable restrooms will be available onsite for employees, and the on-site residence has a septic system which can be utilized by employees after the structure is converted for commercial use. Power is sourced from PG&E via a green energy program.

Recommendation: Adopt the Resolution to take the following actions: 1) Find that the Zoning Administrator has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Special Permit and 3) approve the The Vista 36, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [16032 Vista 36 Executive Summary 08.18.22](#)
[16032 Vista 36 Staff Report 08.18.22](#)

2. Nunez Coastal Development Permit and Lot Line Adjustment: Lot Line Adjustment & CDP

Record Number PLN-2021-17521 (filed 11-19-2021)

Assessor's Parcel Number (APN) 514-121-001 & 514-121-011

Westhaven Area

A Lot Line Adjustment (LLA) between two parcels of 16,411 square feet and 13,208 square feet, resulting in two parcels of 12,853 square feet and 16,766 square feet. The parcels are each developed with a single-family residence and accessory structures. The purpose of the LLA is to remedy a garage that crosses a property line. Also included is the after-the-fact removal of six trees within the riparian corridor of a perennial stream. A Coastal Development Permit (CDP) is required for the removal of the trees and proposed restoration work including invasive species control, a revegetation plan, and a monitoring and reporting program in the area of tree removal. The property is served with community water by Westhaven Community Services District and on-site wastewater treatment systems.

Recommendation: Adopt the Resolution to take the following actions: 1) Find that the project is Categorically Exempt from environmental review pursuant to Section 15305 and 15333 of the CEQA Guidelines, 2) make all of the required findings for approval of the Lot Line Adjustment and Coastal Development Permit and 3) approve the Nunez Lot Line Adjustment and Coastal Development Permit as recommended by staff subject to the recommended conditions.

Attachments: [17521 Nunez LLA and CDP Executive Summary 08.18.22](#)
[17521 Nunez LLA and CDP Staff Report 08.18.22](#)

E. ITEMS PULLED FROM CONSENT

F. PUBLIC HEARINGS

NEXT MEETING: SEPTEMBER 1, 2022 10:00 a.m. REGULAR MEETING - VIRTUAL

G. ADJOURNMENT

The Chamber is wheelchair accessible, the accessible entrance to the Courthouse is the 4th Street entrance. Accessible parking is available adjacent to the 4th Street entrance and on the 4th Street side of the K Street lot. If you are a person with a qualified disability, and need a modification or accommodation to participate in this meeting, Please contact the Clerk of the Zoning Administrator at 707-445-7541 or by email planningclerk@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us. Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.